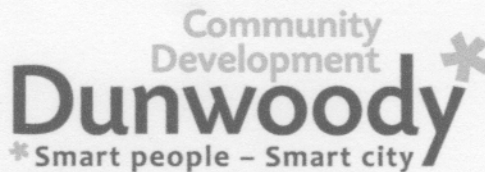


VARIANCE APPLICATION



41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

Project #: _____ Date Received: _____

*** Type:**

Type of Request: ☒ Chapter 16-Streams ☐ Chapter 16-Other ☐ Chapter 20-Signs ☐ Chapter 27-Zoning

Code section from which variance is sought: Chapter 16, Section 16-98

Nature of Request: Stream Buffer Reduction Request

*** Project:**

Name of Project / Subdivision: Wills-4998 Vernon Springs Drive Zoning: R100

Property Address / Location: 4998 Vernon Springs Drive

District: 18th Land Lot: 367 Block: C Property ID: 18 367 09031

*** Owner Information:**

Owner's Name: Wayne and Leigh Anne Wills

Owner's Address: 4998 Vernon Springs Drive, Dunwoody, GA 30338

Phone: 678-579-9800 Fax: _____ Email: lianaw@comcast.net

*** Applicant Information:** ☒ Check here if same as Property Owner

Contact Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

*** Terms & Conditions:**

I hereby certify that to the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Dunwoody Zoning Ordinance) will result in the rejection of this application.

Applicant's Name: Wayne and Leigh Anne Wills

Applicant's Signature: [Signature] Date: 1-26-15

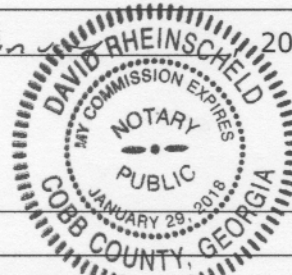
*** Notary:**

Sworn to and subscribed before me this 26th Day of Jan 2015

Notary Public: David Rheinscheld

Signature: [Signature]

My Commission Expires: 1/19/2018



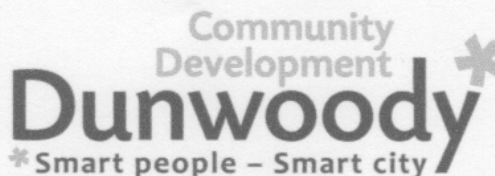
*** Office Use:**

☐ Application Fee Paid ☐ Sign Fee Paid (\$135 x number of signs required) Fee: \$ _____

Payment: ☐ Cash ☐ Check ☐ CC Date: _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied Date: _____

Property Owner(s) Notarized Certification



41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

The owner and petitioner acknowledge that this application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for variance(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

* Property Owner (If Applicable):

Owner Name: <u>Wayne M. Wills II</u>	
Signature: <u>[Signature]</u>	Date: <u>1/26/2015</u>
Address: <u>4998 Vernon Springs Drive, Dunwoody, GA 30338</u>	
Phone: <u>678-579-9800</u>	Fax: _____ Email: <u>wwills43@yahoo.com</u>
Sworn to and subscribed before me this <u>26th</u> Day of <u>January</u> , 20 <u>15</u>	
Notary Public: <u>[Signature]</u>	

* Property Owner (If Applicable):

Owner Name: <u>Leigh Anne Wills</u>	
Signature: <u>[Signature]</u>	Date: <u>1/26/15</u>
Address: <u>4998 Vernon Springs Drive, Dunwoody, GA 30338</u>	
Phone: <u>678-579-9800</u>	Fax: _____ Email: <u>lianaw@comcast.net</u>
Sworn to and subscribed before me this <u>26th</u> Day of <u>January</u> , 20 <u>15</u>	
Notary Public: <u>[Signature]</u>	

* Property Owner (If Applicable):

Owner Name: _____	
Signature: _____	Date: _____
Address: _____	
Phone: _____	Fax: _____ Email: _____
Sworn to and subscribed before me this _____ Day of _____, 20____	
Notary Public: _____	

Community
Development
Dunwoody *
* Smart people – Smart city

41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission?

☐ YES ☒ NO

* Applicant / Owner:

Signature: [Signature] Date: 1-29-14
Address: 4998 Vernon Springs Drive, Dunwoody, GA 30338

If the answer above is yes, please complete the following section:

[illegible]

February 23, 2015
(Amended from February 1, 2015)

Dunwoody Zoning Board of Appeals
41 Perimeter Center East
Dunwoody, GA 30346

Dear Board,

We are requesting a stream buffer variance for a home renovation. Per the variance checklist, please see the below describing our situation.

1. *By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic conditions, which were not created by the owner or applicant, the strict application of the requirements of this Chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district.*

- A. **We live at 4998 Vernon Springs Drive, Dunwoody, GA and have lived here since April of 2007. This home was originally built in 1968 before the 75 ft. stream buffer ordinance was adopted by the City of Dunwoody. Our existing bay window and portions of our deck and driveway sit inside the 75' stream buffer now required by the City of Dunwoody. We are requesting this variance so we may square off the bay window and carry that exterior bay window wall to the edge of our home. This area will become a larger laundry room and mudroom rather than a very small eating area and small laundry room. We can only expand to the rear of our home since we are bound by our driveway on the left, kitchen on the right and garage toward the front. Our project will also include the following:**
- **Replacing the driveway within its existing footprint.**
 - **Replacing the deck with Brazilian hardwood to be impervious to the carpenter bees that have wreaked havoc on our existing deck. The new deck will be covered so we may better use the space and enjoy our backyard as a family.**
- B. **The existing footprint already sits 694 square feet inside the stream buffer. The proposed area would be 806 square feet inside the buffer. We are asking for this variance for an additional 112 square feet. The proposed construction would change our lot coverage from 18% to 18.4%.**
- C. **In linear footage, the northbound point of project extends 4'10" into the stream buffer. At the southern end, it encroaches 7'5". The maximum disturbance into the stream buffer is 16'6", giving an average of a 9'2" infiltration into the Dunwoody 75' stream buffer.**

2. *The request does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privileges inconsistent with the limitations upon other properties, which are similarly situated.*

A. The request does not constitute a grant of special privilege. The existing footprint of the deck and bay window are inside the required stream buffer. There is no opportunity for any development under any design configuration unless a variance is granted.

3. *The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.*

A. The variance request will not be detrimental to the public or injurious. A Landscape Architect has created a site plan for construction and all precautions will be made to protect the stream. Silt fences will be used as required and there should be no impact to my neighbors during construction.

4. *The literal interpretation and strict application of the applicable provisions or requirements of this Chapter would cause undue and unnecessary hardship.*

A. The 75' stream buffer extends directly up to our house. We are unable to move the location of the laundry to another area of the house as it would eliminate a bedroom or bathroom. Slightly expanding toward the rear is the most economical way to alleviate the space concerns in our house.

5. *The requested variance would be consistent with the spirit and purpose of this Chapter and the City of Dunwoody Comprehensive Plan text.*

A. This request of a small reduction in the stream buffer is the minimum relief needed to allow for a functional laundry room, covered deck, and open grilling space and is consistent with the spirit and purpose of the Chapter.

6. *How although economic considerations may be taken into consideration as a hardship, they are not, of themselves, be the sole criteria upon which the applicant seeks this variance.*


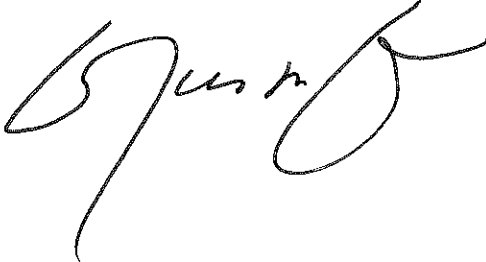
A. Since the economic down turn, the home values in our area haven't recovered. We cannot afford to move to another home to gain the space we need. This construction plan is the most economical way to gain the space we need and allow us to continue to enjoy living in our home.

Address, in your letter of intent, **each** of the following **stream protection criteria** and your plans to implement best management practices:

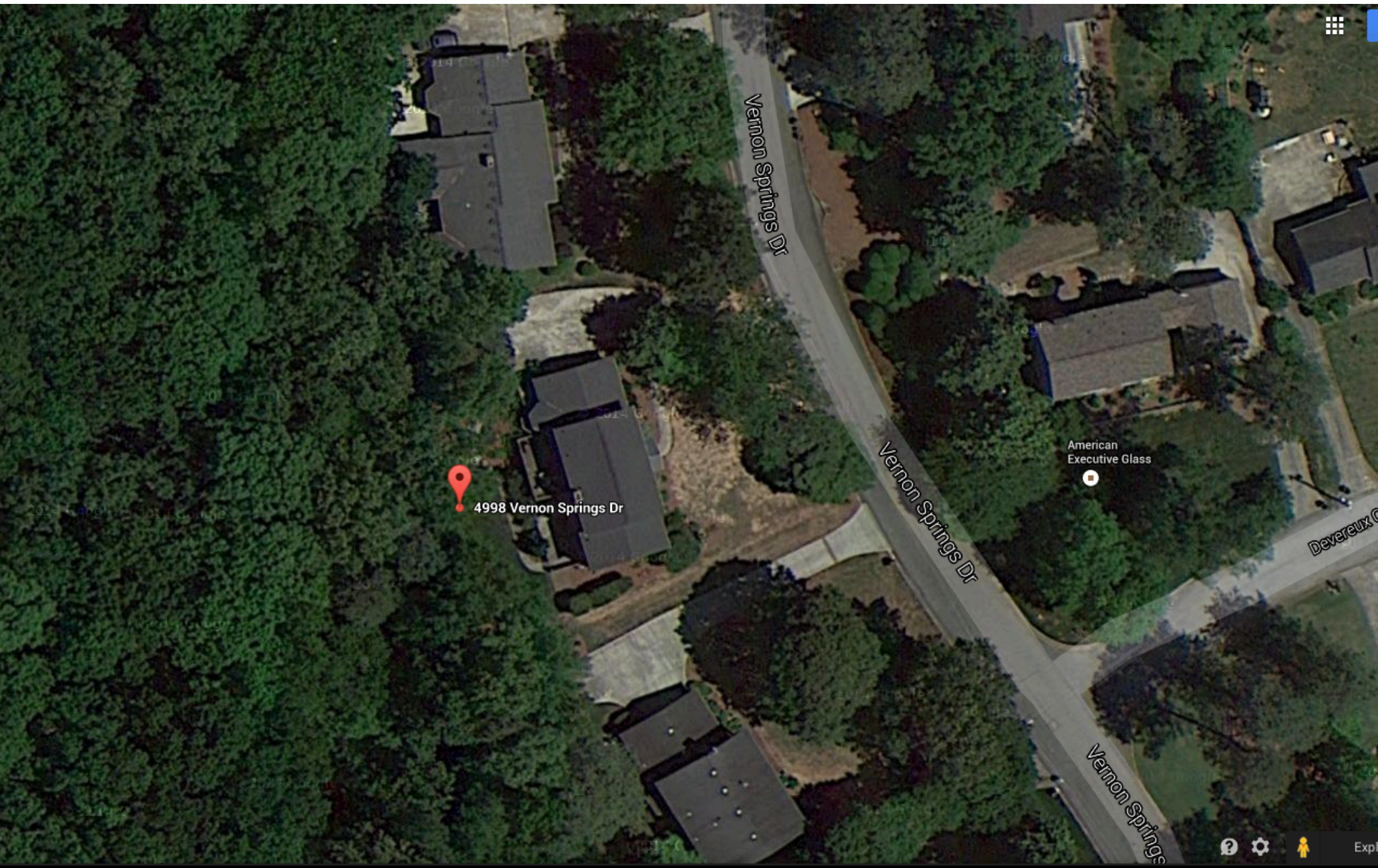
- 1) *Stream bank or soil stabilization*; **There is 58 feet of natural vegetation and grass that will be undisturbed during construction. We will maintain and preserve this healthy plant cover to ensure no disturbance occurs to the stream bank or soil. Please refer to the Ds3 and Ds4 for Erosion and Sediment Practices.**
- 2) *Trapping of sediment in surface runoff*; **We will install Sd1-Type C silt fence. This type of fencing is used to prevent sediment carried away by sheet flow from leaving the site and entering natural drainage way. Two rows of silt fence may be installed as necessary.**
- 3) *Removal of nutrients, heavy metals, pesticides and other pollutants from surface runoff*; **The Sd1-Type C silt fence will be installed. Any collected sediment will be removed when the construction project is complete. The existing vegetation buffer will slow and reduce the runoff flow and divert any pollutants away from the stream.**
- 4) *Terrestrial habitat, food chain, and migration corridor*; **The wildlife and aquatic habitats in this area will be undisturbed.**
- 5) *Buffering of flood flows*; **The existing vegetation between the stream and construction area includes 58 feet of ivy, trees, shrubs and grass. The maintenance of this vegetation and the installation of the silt fences will catch and filter out any sediment and debris from surface runoff, minimizing any negative impact on the stream.**
- 6) *Infiltration of surface runoff*; **The installation of the Sd1-Type C silt fence will slow down any runoff and will allow for the penetration of the runoff water into the soil from the ground surface.**
- 7) *Noise and visual buffers*; **The existing vegetation will remain undisturbed allowing for a natural buffer and screen against noise and visual disturbances.**
- 8) *Downstream water quality*; **The downstream water quality will be protected through the maintenance of the existing permanent vegetative cover such as trees, shrubs, vines, and grasses. Preserving and properly maintaining the native vegetation will protect the soil from erosion, reduce stormwater runoff, allow for infiltration of water into the soil and thus helping protect the water quality of the stream.**
- 9) *Impact on threatened and endangered species, as those species are designated by law or federal or state regulation*; **There will be no impact on threatened or endangered species as a result of this construction project. All wildlife will retain their existing natural habitat.**

Thank you for your consideration. Please feel free to contact us at 404-432-0244 or 678-579-9800 if you have any questions or need additional information.

Sincerely,

Leigh Anne and Wayne Wills



4998 Vernon Springs Dr

Vernon Springs Dr

Vernon Springs Dr

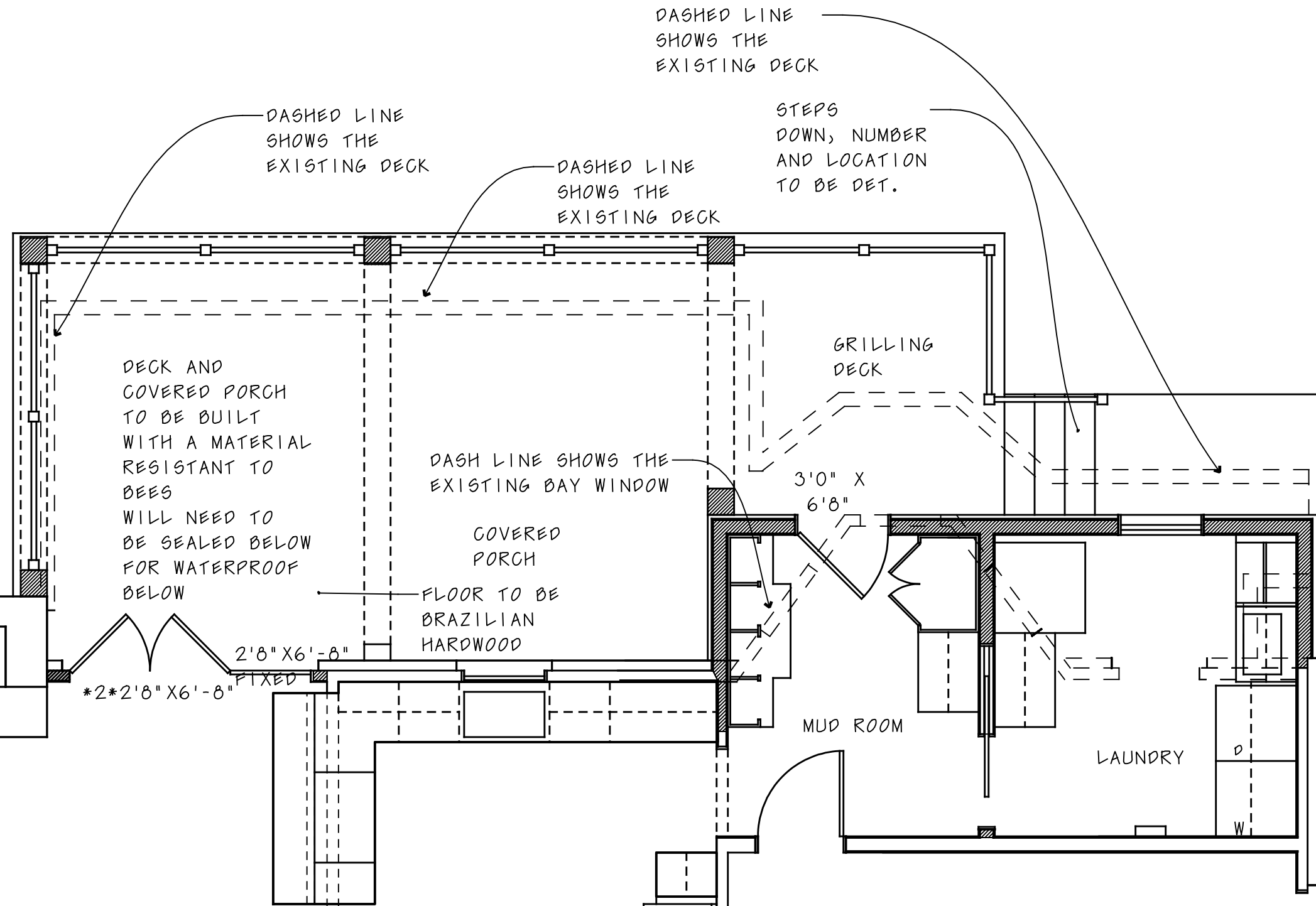
American
Executive Glass

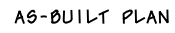
Devereux C

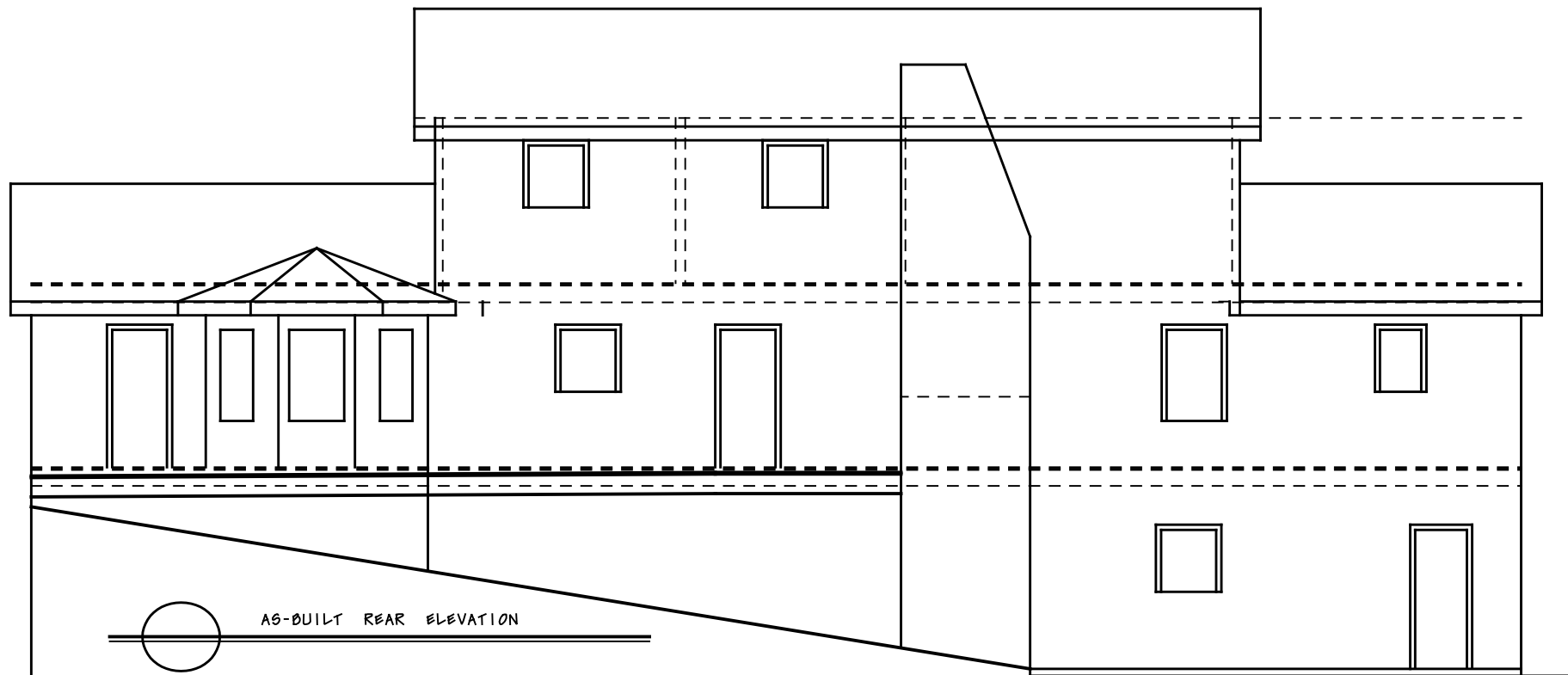


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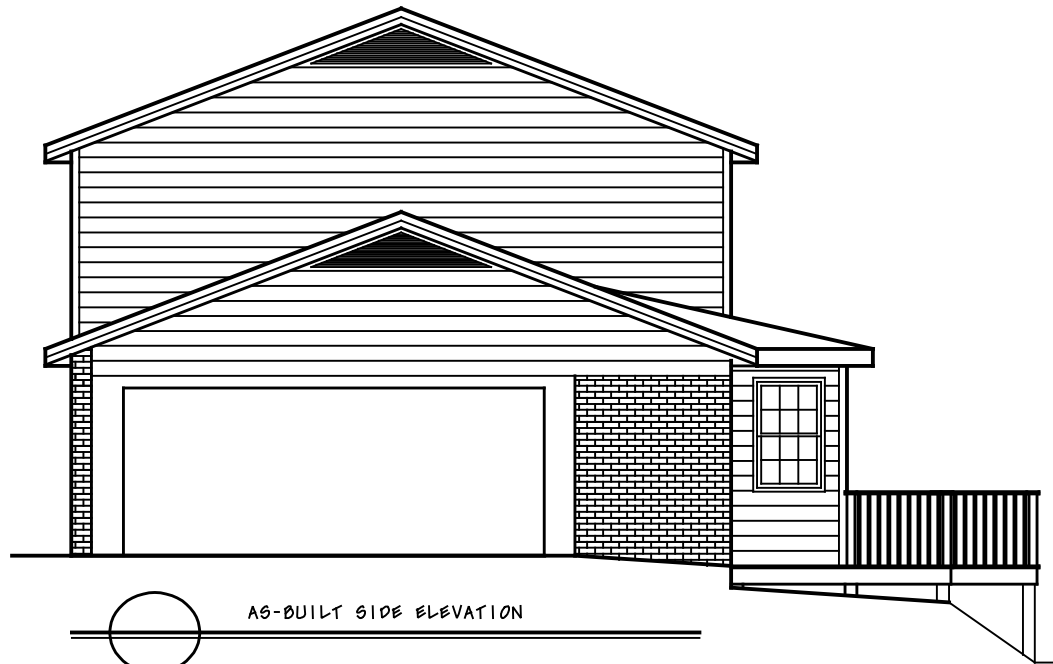


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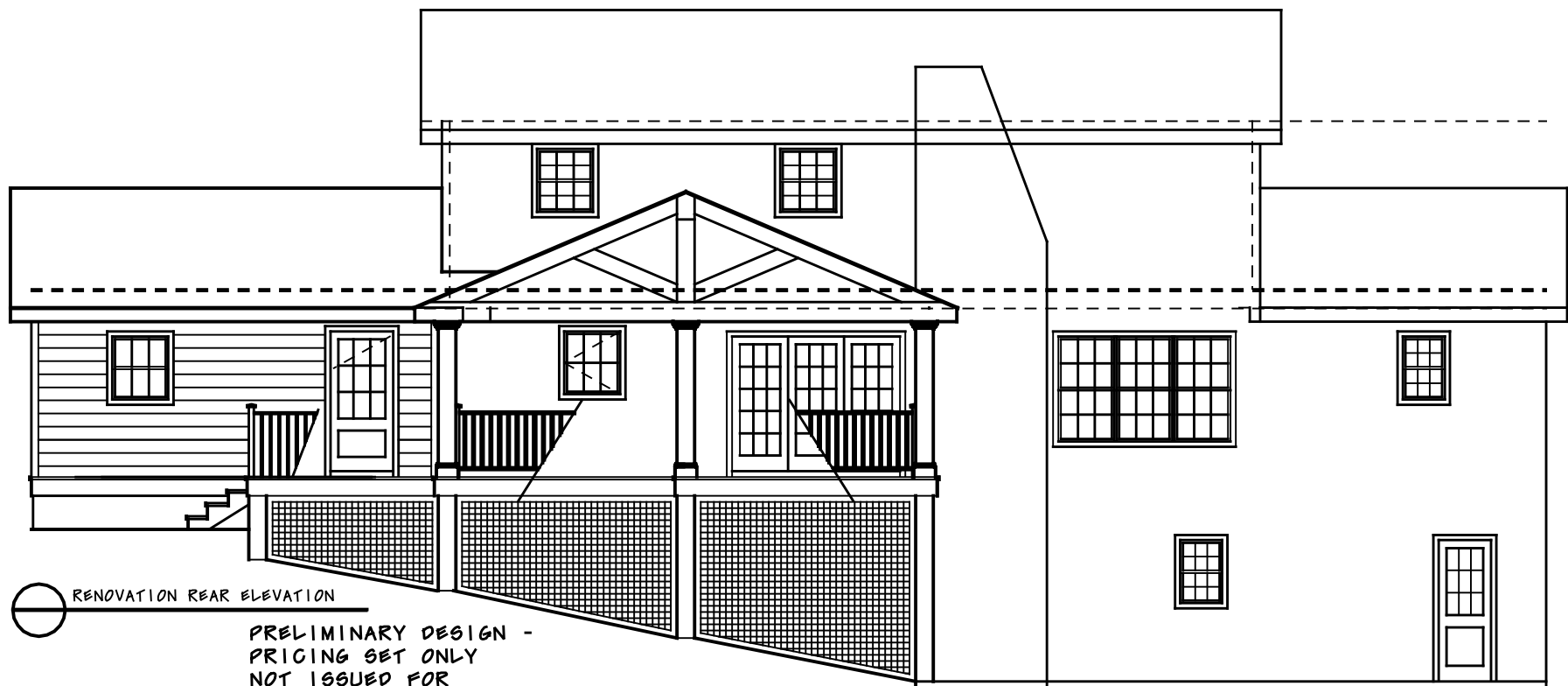
AS-BUILT REAR ELEVATION

PRELIMINARY DESIGN -
PRICING SET ONLY
NOT ISSUED FOR
CONSTRUCTION -
DATE: 9/15/2014



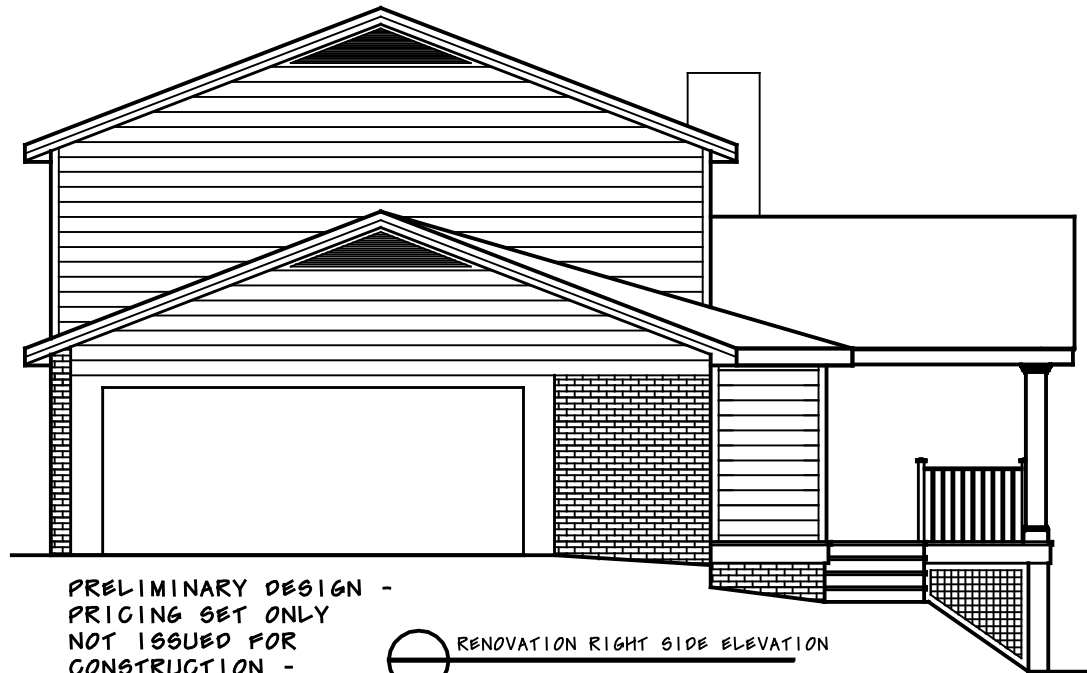
AS-BUILT SIDE ELEVATION

PRELIMINARY DESIGN -
PRICING SET ONLY
NOT ISSUED FOR
CONSTRUCTION -
DATE: 9/15/2014



RENOVATION REAR ELEVATION

PRELIMINARY DESIGN -
PRICING SET ONLY
NOT ISSUED FOR
CONSTRUCTION -
DATE: 9/15/2014



PRELIMINARY DESIGN -
PRICING SET ONLY
NOT ISSUED FOR
CONSTRUCTION -
DATE: 9/15/2014



RENOVATION RIGHT SIDE ELEVATION

Full Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 367 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 6, BLOCK "C", MOUNT VERNON SPRINGS, AS PER PLAT RECORDED AT PLAT BOOK 59, PAGE 158, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

EROSION AND SEDIMENT CONTROL PRACTICES

(N) DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Establish temporary protection for disturbed areas where seeding may not take. Establish primary erosion control by mulching or brush planting cover to protect on erosion related uses.

(N) DISTURBED AREA STABILIZATION (WITH SEEDING ONLY)
Establish a temporary vegetation cover with fast growing annual or biennial species in disturbed areas.

(N) DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Establish permanent vegetation cover such as trees, shrubs, vines, grasses, sod, or regrass on disturbed areas.

(N) DISTURBED AREA STABILIZATION (WITH SEEDING)
Establish a permanent vegetation cover using seeds on highly erodible or critically eroded lands.

MULCHING APPLICATION REQUIREMENTS (D-1)
MATERIAL **RATE** **DEPTH**

STRAW OR HAY 2 1/2 T/22 TON/ACRE 1"-10"

WOOD WALK 0.5-1 TON/ACRE 1"-2"

ORCHARD ASPHALT 1000 GAL/200' 30'

POLYETHYLENE FILM SEE MANUFACTURER'S RECOMMENDATIONS

OUTBACK ASPHALT SEE MANUFACTURER'S RECOMMENDATIONS

GEOTEXTILES, EROSION MATTING, NETTING, ETC. SEE MANUFACTURER'S RECOMMENDATIONS

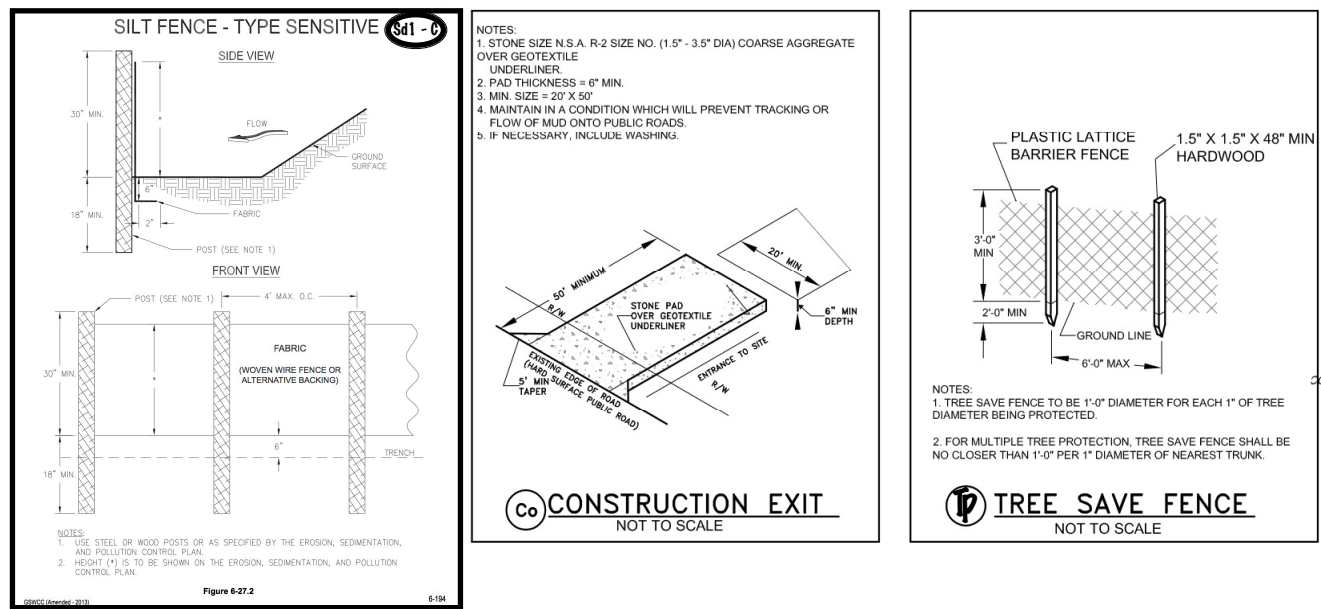
EROSION AND SEDIMENT CONTROL

TEMPORARY PLANT SPECIES, SEEDING RATES, AND PLANTING DATES (D-2)

SPECIES	RATE PER 1,000 SQ. YD.	RATES PER ACRE	PLANTING DATES BY REGION
RYE (GRASS)	3.0 LBS.	3 BU.	8/15-7/15 1/7/21-1/2/21
HYDRARGYR	0.8 LBS.	0.8 BU.	8/15-7/15 9/15-1/2/21
RYE & ANNUAL LEGUMES	0.2 LBS.	0.2 BU.	3/1-4/1 3/1-4/1 2/1-2/1
WHEAT	1.0 LBS.	1.0 BU.	4/1-6/1 4/1-6/1 3/1-6/1
LEGUMES	1.0 LBS.	1.0 BU.	4/1-6/1 4/1-6/1 4/1-6/1
BROWNS MULLET	11 LBS.	50 LBS.	4/1-6/1 4/1-6/1 4/1-6/1
WHEAT	4.1 LBS.	3 BU.	9/15-1/2/21 10/15-1/2/21

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (D-3)

TYPE OF SPECIES	PLANTING YEAR	FERTILIZER RATE (LBS./ACRE) (NITE LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST & SECOND MAINTENANCE	0-10-10 1000	50-100
WARM SEASON GRASSES AND LEGUMES	FIRST & SECOND MAINTENANCE	0-10-10 1000	50-100
WARM SEASON GRASSES	FIRST & SECOND MAINTENANCE	0-10-10 1000	50-100
WARM SEASON GRASSES	FIRST & SECOND MAINTENANCE	0-10-10 1000	50-100
WARM SEASON GRASSES	FIRST & SECOND MAINTENANCE	0-10-10 1000	50-100
WARM SEASON GRASSES	FIRST & SECOND MAINTENANCE	0-10-10 1000	50-100



LIMITS OF CONSTRUCTION =

Sd1 - C =X.....X.....

TREE PROTECTION FENCE = - - - - -

* Permits are the responsibility of the Owner.

* Projects within stream buffers must acquire the appropriate variance/permit. (by Owner)

* Contractor responsible for locating all utilities before start of any construction. (CALL SAFE DIG - CALL: 811)

Status:

Preliminary Design (Not for construction) ☒

Approved Design ☒

Construction Document ☒

This drawing, as a guide for service, is and will remain the property of the Landscape Architect. This document shall not be reproduced, published or used without the permission of the Landscape Architect. The Contractor is responsible for verification of all dimensions and existing conditions at this site before proceeding with all phases of his work. E. Graham Pittman & Associates, Inc. is not responsible for any structure or hydrology, this plan is for conceptual purposes, only. It is the Contractor's responsibility to verify structure & hydrology with an Engineer or Consultant.

All Federal, State, Local Codes, Ordinances, Regulations, Etc. shall be considered as part of specifications for this drawing and shall take preference over anything shown, described or implied where same are a variance.

Drawing Dates:

01.28.15

02.18.15

02.19.15

Scale: 1 : 20

GSWCC
#0000053152

GEORGIA
REGISTERED
No. 1102
E. Graham Pittman

Georgia
#1102

E. Graham Pittman & Associates, Inc.

Landscape Architects

email: graham.pittman@gmail.com

1528 Justine Way - Mableton, Georgia 30126 - Office/Mb: 770.480.9814 - Fax: 678.732.3410

*EDWARD G. PITTMAN
GSWCC LEVEL II CERTIFICATION: #0000053152
EXPIRES: 04.16.2017

Wills Residence

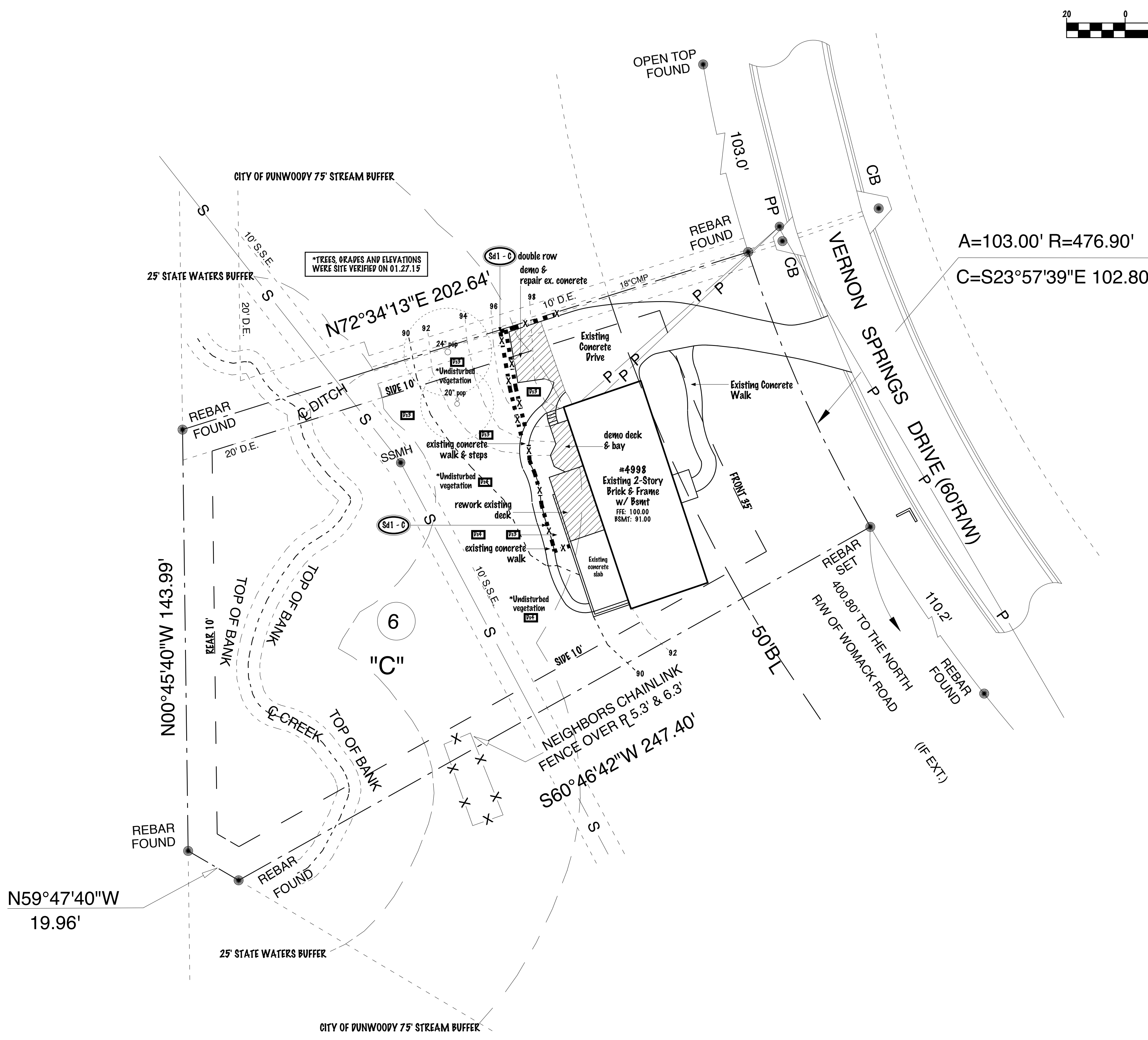
4998 Vernon Springs Drive
Dunwoody, Georgia 30338

Lot 6, Block "C", Unit one
Located in Land Lot 367
18th District
DeKalb County, Georgia

Demolition Plan

P - 1

Wills - 4998 Vernon Springs Drive



20 0 10 20 40 80

GRAPHIC SCALE - 1 : 20

WILLIS

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATION, DEPTH AND TYPE OF UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

811 Know what's below. Call before you dig.

EROSION AND SEDIMENT CONTROL PRACTICES

(a) DISTURBED AREA STABILIZATION (with MULCHING ONLY)
Establish temporary protection for disturbed areas where seeding may not take. A suitable ground cover must be provided over the exposed soil to prevent erosion.

(b) DISTURBED AREA STABILIZATION (with SEEDING ONLY)
Establish a temporary vegetation cover with fast growing seedlings on disturbed areas.

(c) DISTURBED AREA STABILIZATION (with PERMANENT VEGETATION)
Establish permanent vegetation cover such as trees, shrubs, vines, grasses, sod, or require on disturbed areas.

(d) DISTURBED AREA STABILIZATION (with SEEDING AND MULCHING)
Establish a permanent vegetation cover using seeds on highly erodible or critically eroded lands.

MULCHING APPLICATION REQUIREMENTS (D-1)

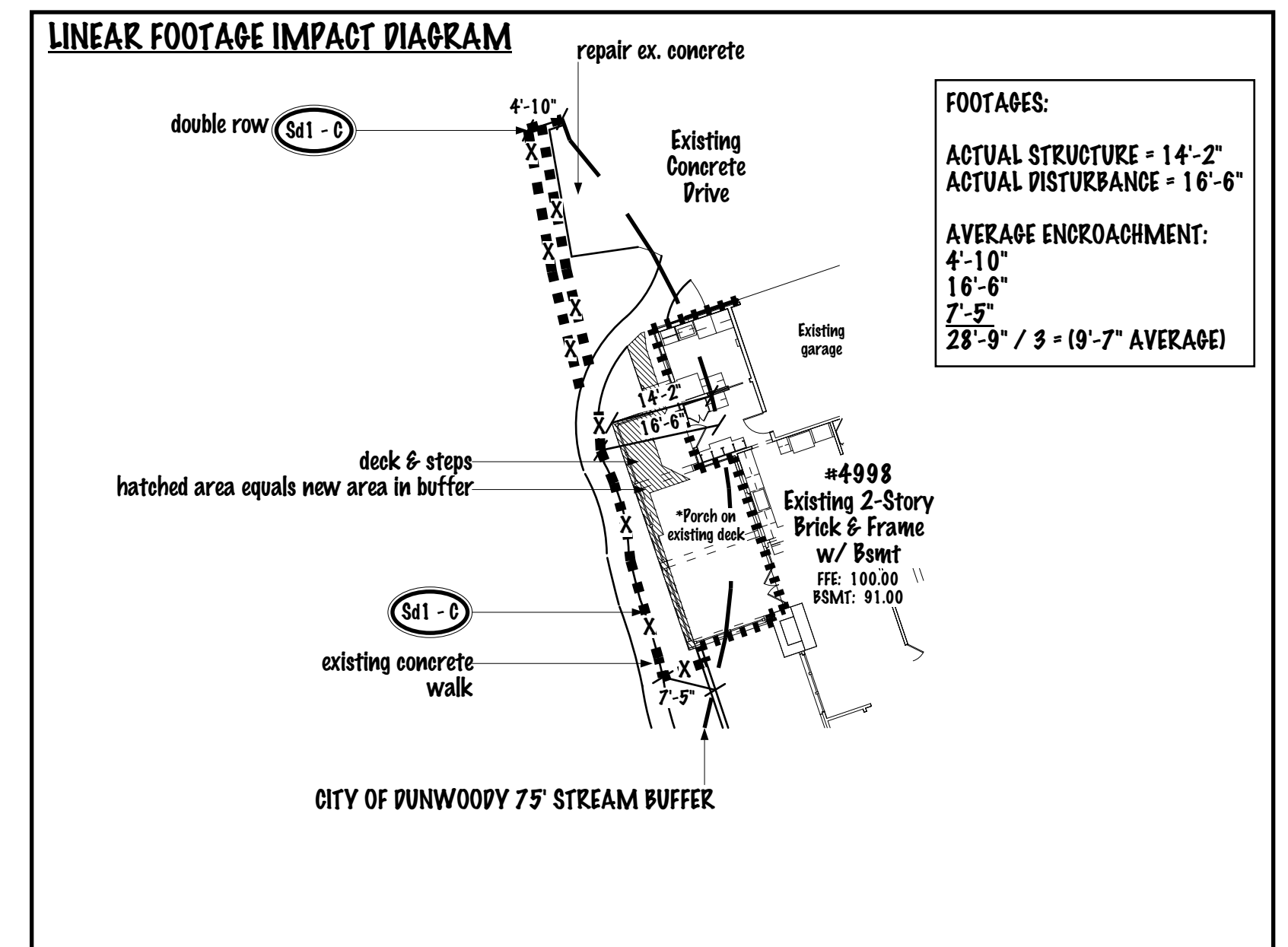
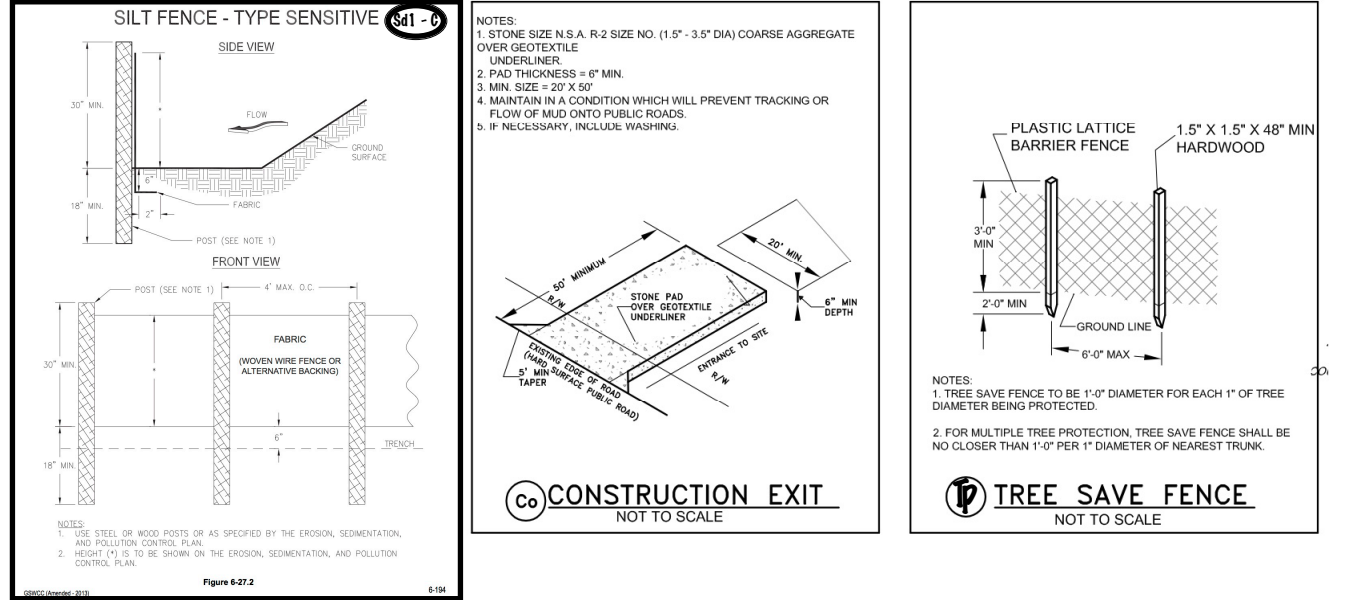
MATERIAL	RATE	DEPTH
STRAW OR BAY	2 1/2 TONS/ACRE	6"-10"
WOOD WALK	8-10 TONS/ACRE	6"-10"
ORCHARD ASPHALT	1000 GAL/ACRE OF 1/4" GAL/ACRE	2"-3"
POLYETHYLENE FILM	ACCORDING TO LOCAL REQUIREMENTS	
ORCHARD ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	
GEOTEXTILES, EROSION MATTING, NETTING, ETC.	SEE MANUFACTURER'S RECOMMENDATIONS	

EROSION AND SEDIMENT CONTROL

TEMPORARY PLANT SPECIES, SEEDING RATES & PLANTING DATES (D-2)				
SPECIES	RATE PER 1,000 SQ. FT.	RATE PER ACRE	PLANTING DATES BY REGION	
RYE GRASS	3-4 LBS.	3-4 LBS.	7/15-7/21	10/15-11/15
INTERGRASS	0.8 LBS.	0.8 LBS.	8/15-9/15	9/15-10/15
RYE & ANNULAR LESPED.	0.5 LBS.	0.5 LBS.	3/1-4/1	9/15-10/15
WERNER LOVERS	0.8 LBS.	0.8 LBS.	4/1-6/1	4/1-6/1
SIDINGRASS	1.0 LBS.	1.0 LBS.	5/1-6/1	5/1-6/1
BROWNS MULET	1 LBS.	50 LBS.	4/15-5/15	4/15-7/15
HEMAT	4 LBS.	3 LBS.	9/15-12/15	10/15-11/15

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (D-3)

TYPE OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING (LBS./ACRE)
COOL SEASON GRASSES	FIRST & SECOND MAINTENANCE	6-12-12	1000	1000
WARM SEASON GRASSES AND LEGUMES	FIRST & SECOND MAINTENANCE	6-12-12	1000	1000
COOL SEASON GRASSES	FIRST & SECOND MAINTENANCE	6-12-12	1000	1000
WARM SEASON GRASSES AND LEGUMES	FIRST & SECOND MAINTENANCE	6-12-12	1000	1000
COOL SEASON GRASSES	FIRST & SECOND MAINTENANCE	6-12-12	1000	1000
WARM SEASON GRASSES AND LEGUMES	FIRST & SECOND MAINTENANCE	6-12-12	1000	1000



LIMITS OF CONSTRUCTION =

Sd1 - C =X.....X.....

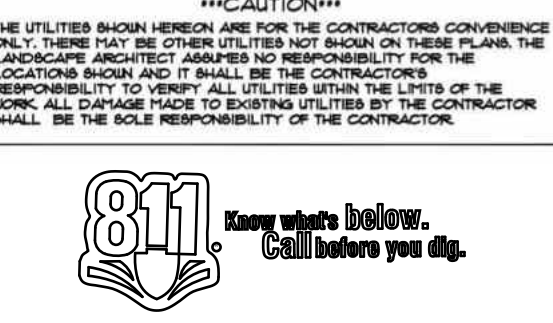
TREE PROTECTION FENCE = — —

*** Permits are the responsibility of the Owner.**

*** Projects within stream buffers must acquire the appropriate variance/permit. (by Owner)**

*** Contractor responsible for locating all utilities before start of any construction. (CALL SAFE DIG - CALL: 811)**

Status:
Preliminary Design (Not for construction) ☐ X
Approved Design ☐ X
Construction Document ☐ X



Drawing Dates:	
01.28.15	
02.18.15	
02.19.15	
03.12.15	

Scale: 1 : 20

GSWCC
#0000053152

Georgia
#1102

E. Graham Pittman & Associates, Inc.
Landscape Architects
email: graham.pittman@gmail.com

1528 Justine Way - Mableton, Georgia 30126 - Office/Mb: 770.480.9814 - Fax: 678.732.3410

***EDWARD G. PITTMAN**
GSWCC LEVEL II CERTIFICATION: #0000053152
EXPIRES: 04.16.2017

Wills Residence
4998 Vernon Springs Drive
Dunwoody, Georgia 30338
Lot 6, Block "C", Unit one
Located in Land Lot 367
18th District
DeKalb County, Georgia

CALCULATIONS:

-EXISTING AREA IN CITY BUFFER = 694 S.F.
-PROPOSED AREA IN CITY BUFFER = 806 S.F.
-NEW AREA IN CITY BUFFER = 112 S.F.

-AREA OF LOT IN BUFFER 18,932 S.F. / 29,176 S.F. = 64.9% THAT EXISTS IN 75' STREAM BUFFER
-BUILDABLE AREA WITHIN THE 75' STREAM BUFFER = 16,296 S.F.
-% BUILDABLE WITHIN THE 75' BUFFER 10,839 S.F. / 16,296 S.F. = 66.8%

PROPERTY ZONED R100: TOTAL AREA = 29,176 S.F. 670 ACRES

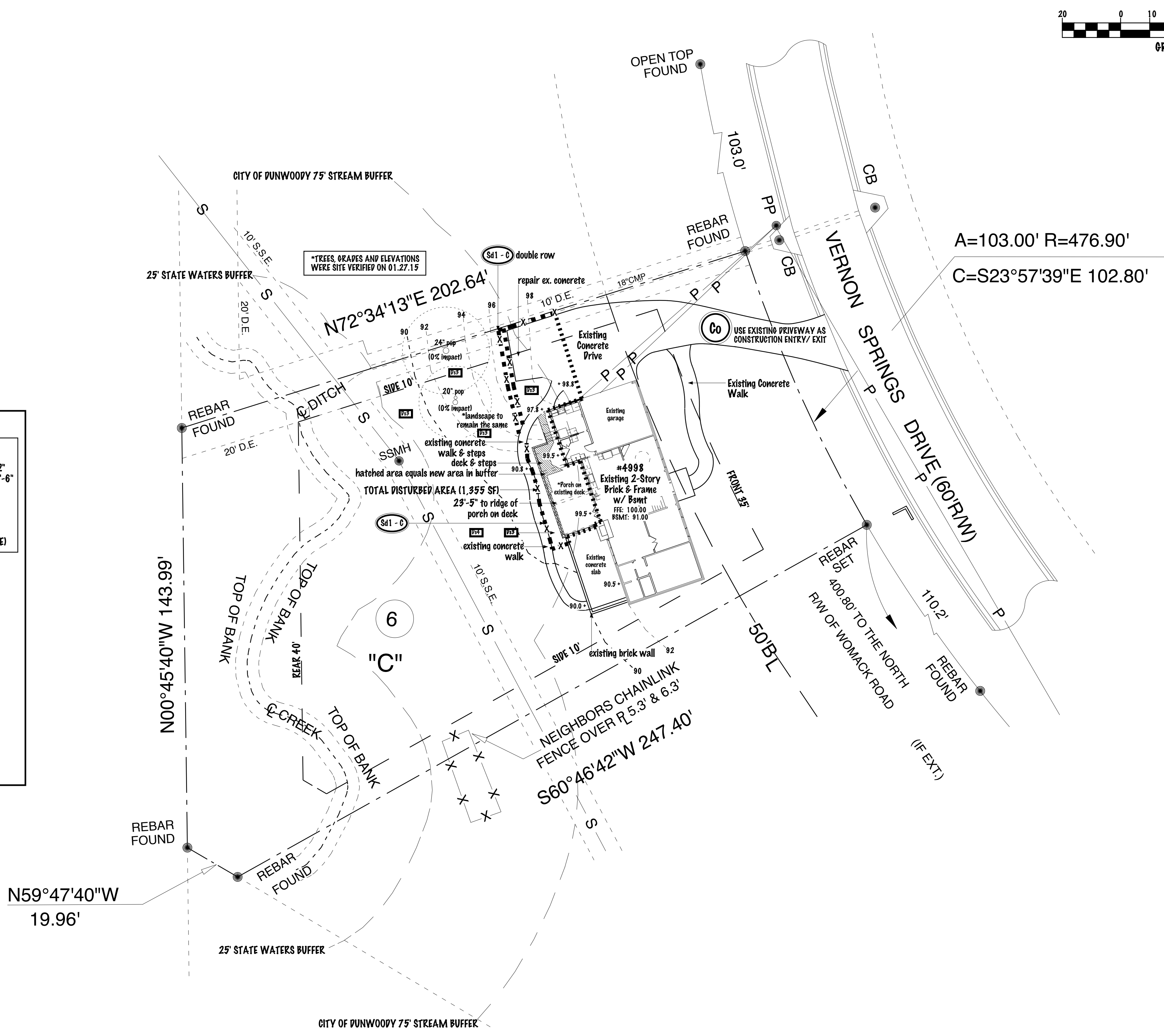
SET BACK REQUIREMENTS:
-FRONT: 35'
-SIDE: 10'
-REAR: 40'

IMPERVIOUS SURFACE RATIO (ISR):
-MAX. LOT COVERAGE = 35%
-EXISTING LOT COVERAGE = 18.0% (5,250 SF)
-PROPOSED LOT COVERAGE = 18.4% (5,362 SF)

Construction Plan

P - 2

Wills - 4998 Vernon Springs Drive



GRAPHIC SCALE - 1 : 20

- NOTE:**
LANDSCAPING TO REMAIN THE SAME
- NOTE:**
NO OUTDOOR LIGHTING PROPOSED
- NOTE:**
NO TREES IMPACTED DURING THIS PROCESS
- NOTE:**
EASEMENTS AS SHOWN, 25' STATE WATER BUFFER, 75' STREAM BUFFER OR FLOODPLAIN EXIST WITHIN 200' OF PROPERTY